

VICINITY MAP  
SCALE: 1"=2000'

- GENERAL NOTES:
1. PROPERTY IS IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS.
  2. PROPERTY SHALL BE SERVED BY THE CITY OF EULESS WATER AND SEWER.
  3. PROPOSED "PD" ZONING.
  4. PRIVATE OPEN SPACES TO BE OWNED & MAINTAINED BY HOA.
  5. ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
  6. SIDEYARDS ADJACENT TO A STREET TO BE 15' MINIMUM.
  7. SIDEYARDS IN A KEY LOT CONFIGURATION SHALL HONOR THE MINIMUM FRONT YARD SETBACK OF 15' AS REQUESTED BY THIS PLAT.
  8. ALL STREET INTERSECTIONS ARE 90°.
  9. INSTALLATION AND DEDICATION OF PUBLIC IMPROVEMENTS WILL BE MADE PRIOR TO THE SUBMISSION OF FINAL PLAT.
  10. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  11. COORDINATE VALUES SHOWN ARE TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD 83 (NAD 83 ROW, EPOCH 2010) GRID VALUES.
  12. THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

OWNER

GREG & PAMELA AUTREY  
1001 WESTPARK WAY  
EULESS, TEXAS 76040  
CONTACT: MR. GARY AUTREY

OWNER

McMULLIN IOLA FAMILY LTD. PRT.  
2114 W. PIPELINE ROAD  
EULESS, TEXAS 76040  
CONTACT: MR. REGGIE McMULLIN  
PHONE: (817) 267-0335

DEVELOPER

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1707 MARKET PLACE, STE 100  
IRVING, TEXAS 75063-8049  
CONTACT: MR. GREG URECH  
PHONE: (214) 923-8080

ENGINEER:

**JACOBS**

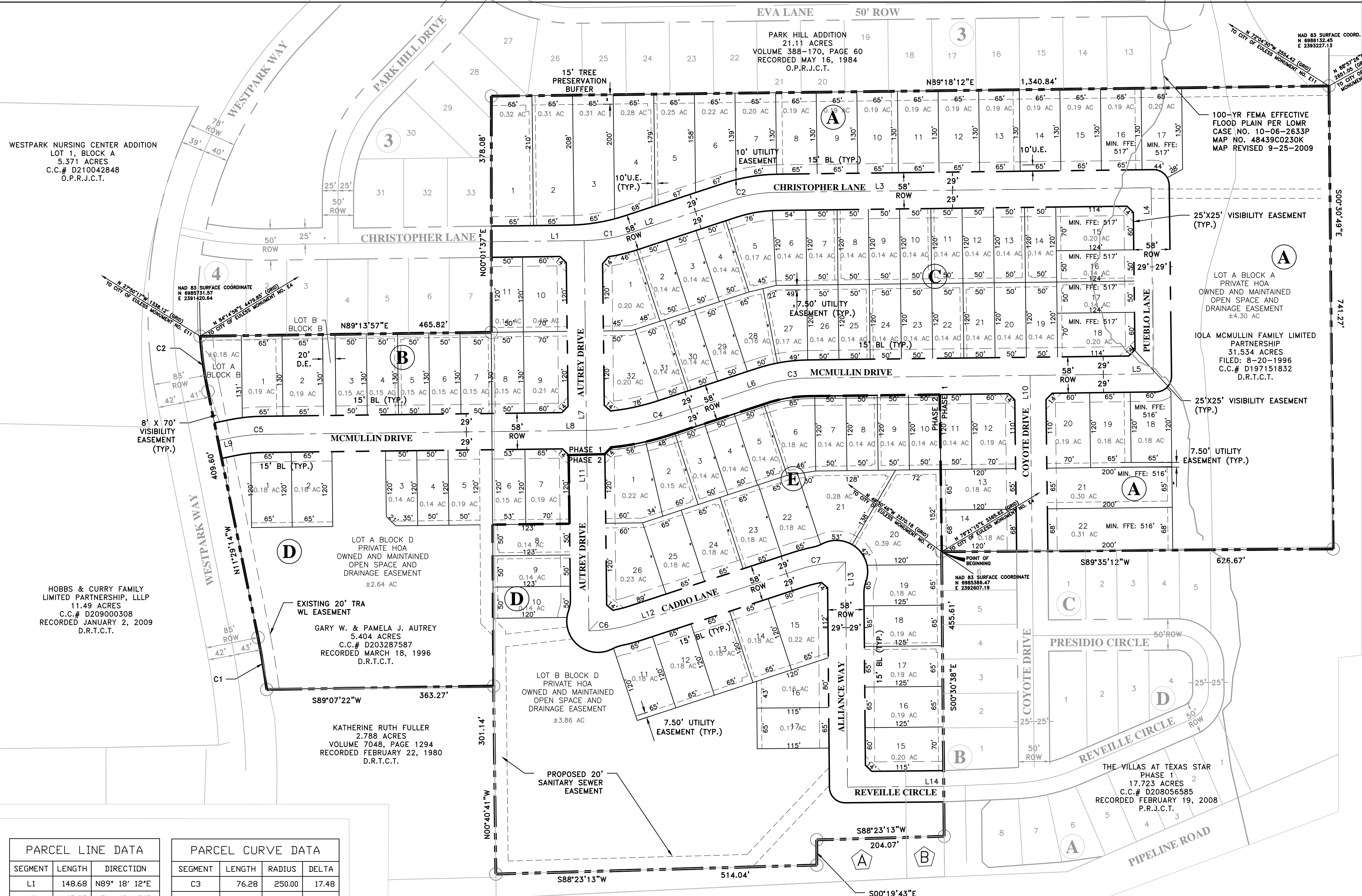
1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration F-2966

PRELIMINARY PLAT  
OF  
LONESTAR ESTATES

108 RESIDENTIAL LOTS AND 5 COMMON AREA LOTS  
LOCATED ON 36.288 ACRES OF LAND OUT OF THE  
JAMES MATSON SURVEY ~ ABSTRACT NO. 1080  
TRACT NO. 1, 1D LESS HS, 3E  
IN THE  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
NOT FOR FILING  
CASE NO. 18-04-PP

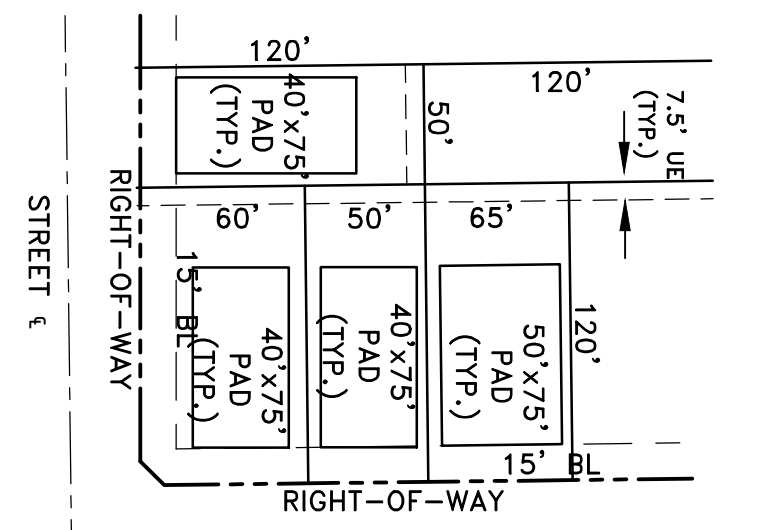
DATE: AUG 2018 SCALE: 1"=80' SHEET 2 OF 6

PROJECT NO WFXN9031



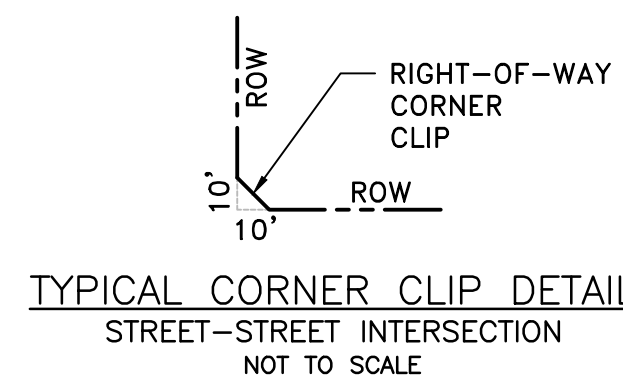
PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	148.68	N89° 18' 12"E
L2	167.95	N71° 49' 15"E
L3	598.00	N89° 18' 12"E
L4	298.00	N0° 41' 48"W
L5	552.18	N89° 18' 12"E
L6	164.86	N71° 49' 15"E
L7	342.63	N0° 41' 48"W
L8	522.25	N89° 18' 12"E
L9	25.00	S78° 30' 46"W
L10	281.39	N0° 41' 48"W
L11	282.24	N0° 41' 48"W
L12	273.65	N71° 49' 15"E
L13	360.59	S0° 30' 38"E
L14	154.00	N89° 29' 22"E

PARCEL CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	
C3	76.28	250.00	17.48	
C4	122.05	400.00	17.48	
C5	47.08	250.00	10.79	
C6	76.28	250.00	17.48	
C7	77.09	250.00	17.67	



TYPICAL LOT DIAGRAM  
NOT TO SCALE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	4°05'25"	1181.27'	N09°26'31"W	84.31'	84.33'
C2'	7°34'22"	619.78'	N07°42'03"W	81.86'	81.91'



TYPICAL CORNER CLIP DETAIL  
STREET-STREET INTERSECTION  
NOT TO SCALE



I:\SLD\WFXN903D\WFXN9031\700\_CADD\702\_Civil\ Preliminary Plg\WFXN9031\_pl01.dwg, 9/27/2018 10:44 AM, Lawless, Shannon

OWNER'S CERTIFICATE AND DEDICATION FORM  
FOR INDIVIDUALS

STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS WE, **IOLA McMULLIN FAMILY PARTNERSHIP** ARE ALL OF THE OWNERS OF A TRACT OF LAND SITUATED IN THE **JAMES MATSON SURVEY**, COUNTY OF TARRANT, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK FILE NO. **D197151832**, DR1CT, AND MORE PARTICULARLY DESCRIBED AS FOLLO:

WHEREAS WE, **GARY & PAMELA AUTREY** ARE ALL OF THE OWNERS OF A TRACT OF LAND SITUATED IN THE **JAMES MATSON SURVEY**, COUNTY OF TARRANT, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK FILE NO. **D20328758Z**, DR1CT, AND MORE PARTICULARLY DESCRIBED AS FOLLO:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "SPOONER ASSOCIATES" FOUND FOR THE NORTHWEST CORNER OF LOT 6, BLOCK B OF THE VILLAS AT TEXAS STAR, PHASE 1, AN ADDITION TO THE CITY OF EULESS, AS RECORDED IN COUNTY CLERK'S FILE NO. D208056585, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING AN INTERIOR ELL CORNER OF SAID 31.534 ACRE TRACT AND BEING ON THE EAST LINE OF SAID 4.006 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 30 MINUTES 38 SECONDS EAST, ALONG SAID EAST LINE OF 4.006 ACRE TRACT, THE EAST LINE OF SAID 31.534 ACRE TRACT AND THE WEST LINE OF SAID VILLAS AT TEXAS STAR, PHASE 1, A DISTANCE OF 455.61 FEET TO A POINT FOR THE NORTHEAST CORNER OF A 0.091 ACRE TRACT OF LAND CONVEYED AS "PARCEL 14" TO THE CITY OF EULESS, AS RECORDED IN COUNTY CLERK'S FILE NO. D207094455, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST PIPELINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 88 DEGREES 23 MINUTES 13 SECONDS WEST, OVER AND ACROSS SAID 4.006 ACRE TRACT AND SAID 31.534 ACRE TRACT AND ALONG THE NORTH LINE OF SAID PARCEL 14, PASSING AT A DISTANCE OF 60.66 FEET THE NORTHWEST CORNER OF SAID PARCEL 14 AND THE NORTHEAST LINE OF A 0.618 ACRE TRACT OF LAND CONVEYED AS "PARCEL 13" TO THE CITY OF EULESS, AS RECORDED IN COUNTY CLERK'S FILE NO. D207094455, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, CONTINUING OVER AND ACROSS SAID 31.534 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID PARCEL 13 AND SAID NORTH RIGHT-OF-WAY LINE OF WEST PIPELINE ROAD, A DISTANCE OF 204.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 31.534 ACRE TRACT, ALONG THE NORTH LINE OF SAID PARCEL 13 AND SAID NORTH RIGHT-OF-WAY LINE OF WEST PIPELINE ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 19 MINUTES 43 SECONDS EAST, A DISTANCE OF 40.29 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR CORNER;

SOUTH 88 DEGREES 23 MINUTES 13 SECONDS WEST, A DISTANCE OF 514.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR THE NORTHWEST CORNER OF SAID PARCEL 13, SAID POINT BEING ON THE WEST LINE OF SAID 31.534 ACRE TRACT AND THE EAST LINE OF A CALLED 2.4779 ACRE TRACT OF LAND CONVEYED TO BARNETT SHALE DESERT PARTNERS LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. D217238182, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 40 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE OF 51.534 ACRE TRACT AND SAID EAST LINE OF 2.4779 ACRE TRACT, A DISTANCE OF 301.14 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.4779 ACRE TRACT AND THE SOUTHEAST CORNER OF AFORESAID 5.404 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 07 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 5.404 ACRE TRACT AND THE NORTH LINE OF SAID 2.4779 ACRE TRACT, A DISTANCE OF 363.27 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 5.404 ACRE TRACT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF WESTPARK WAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 05 MINUTES 25 SECONDS, A RADIUS OF 1,181.27 FEET AND A LONG CHORD THAT BEARS NORTH 09 DEGREES 26 MINUTES 31 SECONDS WEST, A DISTANCE OF 84.31 FEET;

THENCE, ALONG THE WEST LINE OF SAID 5.404 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF WESTPARK WAY, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 84.33 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 29 MINUTES 14 SECONDS WEST, A DISTANCE OF 409.60 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 34 MINUTES 22 SECONDS, A RADIUS OF 619.78 FEET AND A LONG CHORD THAT BEARS NORTH 07 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 81.86 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 81.91 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 5.404 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF LOT 1, BLOCK 4 OF PARK HILL ADDITION, AN ADDITION TO THE CITY OF EULESS, AS RECORDED IN COUNTY CLERK'S FILE NO. D184011789, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "T THOMPSON 1237" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4 BEARS SOUTH 89 DEGREES 13 MINUTES 57 SECONDS WEST, A DISTANCE OF 2.43 FEET;

THENCE, NORTH 89 DEGREES 13 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID 5.404 ACRE TRACT AND THE SOUTH LINE OF SAID PARK HILL ADDITION, A DISTANCE OF 465.82 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.404 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 7, BLOCK 4 OF SAID PARK HILL ADDITION, SAID POINT BEING ON THE AFORESAID WEST LINE OF 31.534 ACRE TRACT;

THENCE, NORTH 00 DEGREES 01 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE OF 31.534 ACRE TRACT AND THE EAST LINE OF SAID PARK HILL ADDITION, A DISTANCE OF 378.08 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST COER OF SAID 31.5134 ACRE TRACT, SAID POINT BEING AN INTERIOR ELL CORNER OF LOT 28, BLOCK 3 OF SAID PARK HILL ADDITION;

THENCE, NORTH 89 DEGREES 18 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID 31.534 ACRE TRACT AND THE SOUTH LINE OF SAID PARK HILL ADDITION PASSING AT A DISTANCE OF 1308.85 FEET THE SOUTHWEST CORNER OF SAID PARK HILL ADDITION AND THE SOUTHWEST CORNER OF TIMBERLINE ESTATES, AN ADDITION TO THE CITY OF EULESS, AS RECORDED IN VOLUME 388-40, PAGE 60, PLAT RECORDS, TARRANT COUNTY, TEXAS, CONTINUING ALONG SAID NORTH LINE OF 31.534 ACRE TRACT AND THE SOUTH LINE OF SAID TIMBERLINE ESTATES, PASSING AT A DISTANCE OF 1329.15 FEET A 1/2 INCH IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 1,340.84 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 31.534 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF LOT 1, BLOCK E OF AFORESAID VILLAS AT TEXAS STAR;

THENCE, SOUTH 00 DEGREES 30 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID 31.534 ACRE TRACT AND SAID WEST LINE OF LOT 1, BLOCK E, A DISTANCE OF 741.27 FEET TO A POINT FOR A SOUTHEAST CORNER OF SAID 31.534 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID LOT 1, BLOCK E;

THENCE, SOUTH 89 DEGREES 35 MINUTES 12 SECONDS WEST, ALONG A SOUTH LINE OF SAID 31.534 ACRE TRACT AND A NORTH LINE OF SAID LOT 1, BLOCK E, PASSING AT A DISTANCE OF 196.6 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SPOONER ASSOCIATES" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK E AND THE NORTHEAST CORNER OF LOT 5, BLOCK C, CONTINUING ALONG SAID SOUTH LINE OF 31.534 ACRE TRACT AND AFORESAID NORTH LINE OF VILLAS AT TEXAS STAR IN ALL A TOTAL DISTANCE OF 626.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 1,580,686 SQUARE FEET, OR 36.288 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT (OWNER'S NAME) **GARY & PAMELA AUTREY** THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS EULESS ESTATES, AN ADDITION TO THE CITY OF EULESS, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREIN, (OWNER'S NAME) **GARY & PAMELA AUTREY**, DOES HEREBY BIND (HIMSELF/HERSELF/ITSELF), (HIS/HERS/ITS) SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED EASEMENT OF ANY TYPE WITH THE AUTHORIZATION OF THE CITY OF EULESS OR EASEMENT HOLDER(S). THE CITY OF EULESS AT THE OWNER'S EXPENSE, AND ANY EASEMENT HOLDER, SHALL HAVE THE RIGHT TO MOVE AND KEEP REMOVED ALL OR PART OF ANY FENCE, TREE, SHRUB, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THE CITY OF EULESS AND ANY EASEMENT HOLDER SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE OF OWNERPOSITION IN CORPORATION IF APPLICABLE

NAME OF CORPORATION IF APPLICABLELIEN HOLDER IF APPLICABLE

IF THERE IS NO LIEN HOLDER, ADD THE FOLLOWING STATEMENT:  
TO THE BEST OF MY KNOWLEDGE THERE ARE NO LIENS AGAINST THIS PROPERTY.

SIGNATURE OF OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT (OWNER'S NAME) **IOLA McMULLIN FAMILY PARTNERSHIP** , THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LONESTAR ESTATES**, AN ADDITION TO THE CITY OF EULESS, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREIN, (OWNER'S NAME) **IOLA McMULLIN FAMILY PARTNERSHIP**, DOES HEREBY BIND (HIMSELF/HERSELF/ITSELF), (HIS/HERS/ITS) SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED EASEMENT OF ANY TYPE, ANY FENCING, TREES, SHRUBS OR OTHER IMPROVEMENTS MAY ONLY BE PLACED IN OR OVER ANY EXISTING OR PLATTED EASEMENT OF ANY TYPE WITH THE AUTHORIZATION OF THE CITY OF EULESS OR EASEMENT HOLDER(S). THE CITY OF EULESS AT THE OWNER'S EXPENSE, AND ANY EASEMENT HOLDER, SHALL HAVE THE RIGHT TO MOVE AND KEEP REMOVED ALL OR PART OF ANY FENCE, TREE, SHRUB, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THE CITY OF EULESS AND ANY EASEMENT HOLDER SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESSED MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE OF OWNERPOSITION IN CORPORATION IF APPLICABLE

NAME OF CORPORATION IF APPLICABLELIEN HOLDER IF APPLICABLE

IF THERE IS NO LIEN HOLDER, ADD THE FOLLOWING STATEMENT:  
TO THE BEST OF MY KNOWLEDGE THERE ARE NO LIENS AGAINST THIS PROPERTY.

\_\_\_\_\_  
SIGNATURE OF OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

PERPETUAL MAINTENANCE AGREEMENT

THE STATE OF TEXAS § \_\_\_\_\_  
COUNTY OF TARRANT § \_\_\_\_\_  
KNOW ALL MEN BY THESE PRESENTS:

THE FOLLOWING RESERVATIONS, RESTRICTIONS, AND COVENANTS ARE IMPOSED ON \_\_\_\_\_ AS IT ABUTS, IS ADJACENT TO, OR IS INCLUDED WITHIN THE FLOODPLAIN EASEMENTS, DRAINAGE EASEMENTS OR EMERGENCY ACCESS EASEMENTS SHOWN ON THE PLAT FIELD HEREWITH:

- NO COMMERCIAL BUILDING, OUTBUILDING, FENCE, OR OTHER STRUCTURE SHALL BE ERRECTED ON SAID EASEMENT EXCEPT FOR SMALL ORNAMENTAL WALLS, PATIOS, AND OTHER LANDSCAPING, PROVIDED HOWEVER, THESE ITEMS ALLOWED SHALL NOT INTERFERE IN ANY WAY WITH THE FREE FLOW OF WATER IN OR NEARBY THE EXISTING CHANNEL OF THE STREAM OR INTERFERE WITH FREE ACCESS BY WAY OF THE EASEMENT FOR MAINTENANCE PURPOSES WITHOUT WRITTEN CONSENT OF THE CITY ENGINEER.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF HIS PORTION OF SAID EASEMENT IN ORDER TO PRESERVE ITS BEAUTY AND TO PREVENT ANY OBSTRUCTION, FLOODING, OR EROSION. SUCH MAINTENANCE SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING:
  - MOWING GRASS AND PREVENTING THE GROWTH OF WEEDS.
  - PREVENTING THE GROWTH OF TREES OR PERMITTING OTHER OBSTRUCTIONS TO THE EASEMENT WHICH WOULD OBSTRUCT FREE ACCESS FOR MAINTENANCE PURPOSES.
  - PREVENTING EROSION BY CORRECTIVE CONSTRUCTION IF NECESSARY.
  - PREVENTING THE ACCUMULATION OF TRASH AND DEBRIS IN THE EASEMENT.
- IN ADDITION TO OTHER RIGHTS OF ENFORCEMENT CONTAINED IN THESE RESTRICTIONS OR AVAILABLE BY STATUTES, ORDINANCE, OR COMMON LAW, THE DEDICATOR, HIS SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING TITLE TO \_\_\_\_\_ BY, THROUGH OR UNDER HIM, SHALL BE TAKEN TO HOLD, AGREE, AND COVENANT WITH THE DEDICATOR AND HIS SUCCESSORS AND ASSIGNS, AND WITH EACH OF THEM TO CONFORM TO AND OBSERVE ALL RESTRICTIONS AND COVENANTS AS TO THE USE AND MAINTENANCE OF SAID EASEMENT AND THE DEDICATOR OR OWNER OR ANY OF THE ABOVE SHALL HAVE THE RIGHT TO SUE FOR AND OBTAIN AN INJUNCTION, PROHIBITIVE OR MANDATORY, TO PREVENT THE BREACH OF OR TO ENFORCE THE OBSERVANCE OF THE RESTRICTIONS AND COVENANTS ABOVE SET FORTH, IN ADDITION TO THE ORDINARY LEGAL ACTION FOR DAMAGES, AND FAILURE OF THE DEDICATOR OR THE OWNERS OF AN OTHER LOT OR LOTS SHOWN TO ABUT SAID EASEMENT TO ENFORCE ANY OTHER RESTRICTIONS OR COVENANTS HEREIN SET FORTH AT THE TIME OF VIOLATION SHALL IN NO EVENT BE DEEMED TO BE A WAIVER OF THE RIGHT TO DO SO AT ANY TIME THEREAFTER.
- IN ADDITION TO THE RIGHTS OF ENFORCEMENT GIVEN TO DEDICATOR AND OTHER LOT OWNERS AS SET FORTH IN PARAGRAPH 3 ABOVE, IT SPECIFICALLY PROVIDED THAT THE CITY OF EULESS MAY, AT ITS OPTION, BRING ANY ACTION AND OBTAIN ANY REMEDY TO ENFORCE OR PREVENT THE BREACH OF SAID RESTRICTIONS.
- IT IS SPECIFICALLY PROVIDED THAT THE DEDICATOR, HIS SUCCESSORS AND ASSIGNS, OTHER LOT OWNERS AND THE CITY OF EULESS AS PROVIDED ABOVE, SHALL HAVE THE RIGHT TO RECOVER THEIR ATTORNEYS FEES, COURT COSTS, AND EXPENSES INCURRED IN ANY SUIT TO ENFORCE OR PREVENT THE BREACH OF ANY COVENANT OR RESTRICTION APPLICABLE TO SAID EASEMENT.
- IN ADDITION TO THE REMEDY AS ABOVE PROVIDED, THE CITY OF EULESS MAY, AT ITS OPTION, THIRTY DAYS AFTER WRITTEN NOTICES TO A LOT OWNER, ENTER THE EASEMENT AND PERFORM THE NECESSARY MAINTENANCE REPAIR AND CHARGE THE LOT OWNER OR OWNERS THE PRO-RATA COST THEREOF. SAID CHARGES SHALL BE A LIEN ON THE ABUTTING LOT OR LOTS INFERIOR ONLY TO PRIOR RECORDED LIENS ON SAID LOT OR LOTS.

TO HAVE AND TO HOLD THE ABOVE-DESCRIBED PERPETUAL MAINTENANCE AGREEMENT IN AND TO SAID PREMISES WITH THE RIGHT OF INGRESS AND EGRESS THERETO, TOGETHER WITH ALL AND SINGULAR THE USUAL RIGHTS THERETO IN ANY WISE BELONGING, UNTO THE SAID CITY OF EULESS, TEXAS, AND ITS SUCCESSORS AND ASSIGNS FOREVER, AND I DO HEREBY BIND MYSELF, MY HEIRS, EXECUTORS AND ADMINISTRATORS TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID PREMISES UNTO THE SAID CITY OF EULESS, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.  
IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE STATE OF TEXAS  
COUNTY OF TARRANT  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE SAID \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, \_\_\_\_\_, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
RPLS # \_\_\_\_\_

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES			
METER OR TAP DIAMETER	LIVING UNIT EQUIVALENCY FACTOR	WATER IMPACT FEE	SEWER IMPACT FEE
5/8" DR 3/4"	1.0	\$1,477.90	\$524.70
1"	2.5	\$3,694.75	\$1,311.75
1.5"	5.0	\$7,389.50	\$2,623.50
2"	8.0-10.0	\$11,823.20	\$4,1974.60
3"	16.0-24.0	\$35,469.60	\$12,592.80
4"	25.0-42.0	\$62,071.80	\$22,037.40
6"	50.0-92.0	\$135,966.80	\$48,272.40
8"	80.0-160.0	\$236,464.00	\$83,952.00

IMPACT FEES ARE BASED ON THE SIZE OF WATER METER OR TAP SERVING THE USE.  
IMPACT FEES ARE DUE AT THE TIME OF BUILDING PERMIT APPLICATION.

- GENERAL NOTES:
- PROPERTY IS IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS.
  - PROPERTY SHALL BE SERVED BY THE CITY OF EULESS WATER AND SEWER.
  - PROPOSED "PD" ZONING.
  - PRIVATE OPEN SPACES TO BE OWNED & MAINTAINED BY HOA.
  - ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
  - SIDEYARDS ADJACENT TO A STREET TO BE 15' MINIMUM.
  - SIDEYARDS IN A KEY LOT CONFIGURATION SHALL HONOR THE MINIMUM FRONT YARD SETBACK OF 15' AS REQUESTED BY THIS PLAT.
  - ALL STREET INTERSECTIONS ARE 90°.
  - INSTALLATION AND DEDICATION OF PUBLIC IMPROVEMENTS WILL BE MADE PRIOR TO THE SUBMISSION OF FINAL PLAT.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - COORDINATE VALUES SHOWN ARE TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD 83 (NAD 83 ROW, EPOCH 2010) GRID VALUES.
  - THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

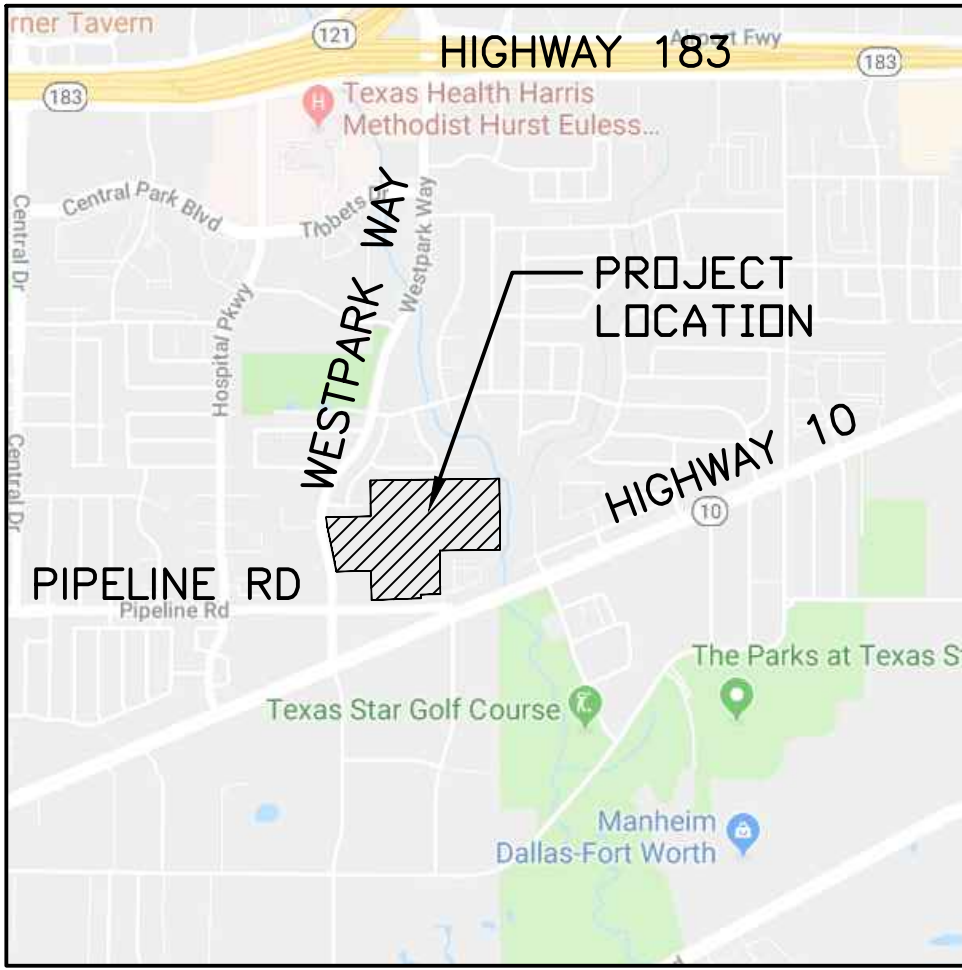
THE CITY OF EULESS PLANNING AND ZONING COMMISSION APPROVED THIS PRELIMINARY PLAT ON THE DATE SPECIFIED AND AUTHORIZATION IS HEREBY GIVEN TO THE PROPERTY OWNER'S PROFESSIONAL ENGINEER TO BEGIN PREPARATION OF CONSTRUCTION PLANS FOR PUBLIC IMPROVEMENTS. THE CITY ENGINEER WILL ISSUE A RELEASE FOR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AFTER A REVIEW AND FINAL APPROVAL OF CONSTRUCTION PLANS. AUTHORIZATION FOR PROPERTY OWNER TO COMMENCE SITE GRADING MAY BE APPROVED BY THE CITY ENGINEER.

A FINAL PLAT SHALL BE APPROVED BY THE CITY UPON SUBMISSION IN COMPLIANCE WITH CITY CODES AND THE COMPLETION OF ALL PUBLIC IMPROVEMENTS TO THE CITY ENGINEER'S SATISFACTION OF PROPER EXECUTION OF A SUBDIVISION IMPROVEMENT AGREEMENT UNDER THE TERMS SPECIFIED IN THE EULESS UNIFIED DEVELOPMENT CODE.

THIS AUTHORIZATION SHALL BE VALID FOR A PERIOD OF TWO YEARS FROM THE DATE THE COMMISSION'S APPROVAL UNLESS A FINAL PLAT HAS BEEN APPROVED BY THE CITY.

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
DATE OF P&Z APPROVAL



VICINITY MAP  
SCALE: 1"=2000'

OWNER

GREG & PAMELA AUTREY  
1001 WESTPARK WAY  
EULESS, TEXAS 76040  
CONTACT: MR. GARY AUTREY

OWNER

McMULLIN IOLA FAMILY LTD. PRT.  
2114 W. PIPELINE ROAD  
EULESS, TEXAS 76040  
CONTACT: MR. REGGIE McMULLIN  
PHONE: (817) 267-0335

DEVELOPER

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
1707 MARKET PLACE, STE 100  
IRVING, TEXAS 75063-8049  
CONTACT: MR. GREG URECH  
PHONE: (214) 923-8080

ENGINEER:

**JACOBS**

1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration F-2966

PRELIMINARY PLAT

OF

LONESTAR ESTATES

108 RESIDENTIAL LOTS AND 5 COMMON AREA LOTS  
LOCATED ON 36.288 ACRES OF LAND OUT OF THE  
JAMES MATSON SURVEY ~ ABSTRACT NO. 1080  
TRACT NO. 1, 1D LESS HS, 3E  
IN THE  
CITY OF EULESS, TARRANT COUNTY, TEXAS  
NOT FOR FILING  
CASE NO. 18-04-PP

DATE: AUG 2018 SCALE: NTS SHEET 1 OF 6

PROJECT NO WFXN9031